

RESIDENTIAL

3527 NW 47th ST

3527 NW 47th Street, Cape Coral, Florida, 33993, United States

Property Details

Type	**Residential**
MLS #	**2026011095**
Lot size	**0.32 acres**
Neighborhood	**CC43 - Cape Coral Unit 58,59-61,76,**
Subdivision	**CAPE CORAL**

Description

THIS LOT AND THE ONE TO THE EAST ARE AVAILABLE TO COMBINE! If you have been looking for a homesite where you can combine TWO LOTS INTO ONE QUADRUPLE LOT SITE - this is it!! Begin planning your new luxury home without the added expense and delay of heavy clearing. This 95 x 151 OVERSIZED LOT in the growing NW CAPE CORAL is perfect (ALONG WITH THE LOT NEXT DOOR). Located IN AN AREA OF NEW AND NEWER CONSTRUCTION HOMES, the setting reflects the continued growth and investment happening throughout this part of the city. The property is MOSTLY CLEARED AND READY TO BUILD, making it easier to move from idea to construction. Buyers are encouraged to confirm all environmental information directly with the city or walk the property as part of their due diligence. The surrounding streetscape reflects pride of ownership and helps protect long-term property values while providing an attractive backdrop for your future residence. With its generous 81 x 151 dimensions (COMBINE THIS WITH THE LOT NEXT DOOR AND IT'S 176 x 151!), this homesite offers additional flexibility in home design and plenty of room for a pool, lanai, outdoor entertaining space, or a private garden retreat. Location also plays a major role in the appeal of this property. Situated in the desirable NW CAPE, you will enjoy a quiet residential atmosphere while remaining close to the conveniences that make daily life easy. Shopping, dining, schools, and parks are all nearby, and quick access to BURNT STORE ROAD and PINE ISLAND ROAD which provides a direct connection to CAPE CORAL, PUNTA GORDA, and surrounding areas. According to the City of Cape Coral, this property falls within the N10 UTILITY EXPANSION PROJECT, which at the time of listing is labeled “TO BE DETERMINED.” Buyers are encouraged to verify details directly with the City of Cape Coral, but the future designation for city utilities is an important factor that supports long-term growth and value in the area. Outdoor recreation is never far away. Nearby boat ramps provide easy access to local waterways, giving residents the opportunity to spend weekends boating, fishing, or exploring the region’s coastal beauty. From this location you are also within reach of the SPREADER CANAL and

the GULF OF AMERICA and the world-famous white sand beaches of SANIBEL, CAPTIVA, AND FORT MYERS BEACH. Golf courses, parks, and community amenities throughout Cape Coral further enhance the Florida lifestyle. Cape Coral is pet friendly, rent friendly and NO HOA found here. Whether you are planning to BUILD NOW or secure land for a FUTURE INVESTMENT, this homesite offers space, location, and long-term potential. Bring your builder, your blueprints, and your vision—this NW CAPE CORAL property is ready for what comes next. NO VERBAL OFFERS.
